



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2308212  
**Applicant Name:** Tess Wegier  
**Address of Proposal:** 3450 22<sup>nd</sup> Avenue W

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to subdivide one (1) parcel into three unit lots. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the unit lots. The construction of the new two-unit townhouse has been reviewed under Project #2303175 and Permit #745130. The existing duplex structure on the proposal site will remain.

The following approval is required:

**Short Subdivision** – to subdivide one (1) existing parcel into three unit lots.  
(Seattle Municipal Code Chapter 23.24)

**BACKGROUND DATA**

Zoning: L-1  
Date of Site Visit: NA  
Uses on Site: Single Family Residential

**Substantive Site Characteristics:** The proposal site is the second lot south of W Ruffner Street abutting the east side of 22<sup>nd</sup> Avenue W and bounded to the east by an existing alley. The other properties adjacent to the north are developed with a duplex and an apartment. The adjacent property to the south has an existing duplex. The area north of W Ruffner Street is developed with townhouses, duplexes, triplexes, a fourplex, an apartment complex and a few single family residential structures. To the east across the existing alley, the development is a fourplex and

mostly single family structures abutting 21<sup>st</sup> Avenue W and Gilman Avenue W. The development to the south is mostly single family dwellings and a few duplexes. Across 22<sup>nd</sup> Avenue W to the west, the development is a mix of single family dwellings, duplexes, a condominium, and some townhouses. Farther to the northwest direction beyond W Ruffner Street, the area is developed with single family structures.

The streets within the immediate vicinity are improved to standards with curbs, planting strips and sidewalks. West Ruffner Street at the north end of the block of the proposal site has no curbs and sidewalks. The vehicle access to the garage under each of the new townhouse structure including one surface parking is from of the abutting alley. Pedestrian accesses to the dwelling units are from 22<sup>nd</sup> Avenue W and from the existing alley.

Public Comments:

One public comment letter was received during the comment period which started on December 18, 2003 and ended on December 31, 2003. No request for extension of the comment period was received. The comments primarily raised issues regarding alley maintenance, alley traffic during and after construction on the proposal site, and alley improvement.

**ANALYSIS – SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees; and*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Summary – Short Subdivision:

Based upon the information provided by the applicant, the referral comments as appropriate from DPD, Fire Department (SFD), Water (SPU), Seattle City Light and Seattle Department of Transportation (SDOT), and the review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. With the existing improved street right-of-way and the existing alley that was required to be improved with the building permit for the proposed development, this short subdivision can be provided with vehicular access, including emergency vehicles. Adequate provisions for water supply, sanitary sewage disposal and drainage control have been provided for each lot and service is assured subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area and no environmentally critical areas were observed on site; therefore SMC 25.09.240 is not applicable. Since the proposal site has no existing trees that meet criteria for preservation, the proponent elected the tree planting option as depicted by the landscaping plans approved with the building permit. Since all applicable criteria are met, the public use and interests are served by this proposal and further creates the potential for additional housing opportunities in the City.

**DECISION-SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements, conditions and/or requirements as attached to approval cover letter. Applicant must provide and expand maintenance agreement as stated below.

**CONDITIONS-SHORT SUBDIVISION**

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall

1. Comply with all applicable standard recording requirements and instructions.
2. Expand the common maintenance agreement to ensure that all owners are responsible, individually and separately, for the maintenance of the vehicle accesses from the alley, the landscaped open spaces, the pedestrian walkways in common use by all the unit owners, the maintenance of the landscaped areas and street trees on the abutting street right-of-way, and by keeping the alley right-of-way free of obstructions to allow free flow of traffic at all times.
3. Provide easement as required by City Light for electrical service to the proposed lots per Seattle City Light memorandum P.M. #250314-4-037. Show this easement on the face of the plat.

4. Add the following note to the face of the plat: *'The lots created by this unit subdivision are not separate buildable lots. Additional development on these unit lots in this unit subdivision may be limited as a result of the application of development standards to their parent lot pursuant to applicable provisions of the Seattle Land Use Code.'*
5. Provide an area to allow for the posting of address for Unit Lot 2 and Unit Lot 3 at a location visible from 22<sup>nd</sup> Avenue W, and provide a covenant and/or easement to ensure that address signage is maintained.

Conditions of Approval Following Recording

Prior to issuance of any building permit:

1. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to demolish, construct, or change of use.

Signature: (signature on file) Date: September 13, 2004  
Edgardo R Manlangit, Land Use Planner  
Department of Planning and Development  
Land Use Services